

**EGi**

**Deals Winner 2009**  
Most Active Commercial  
Property Agent in Surrey

**Hurst Warne**

Chartered Surveyors and  
Commercial Property Consultants

# DORKING INDUSTRIAL INVESTMENT

9,487 sq ft (881.65 sq m) Gross Internal Approx.

www.hurstwarne.co.uk



**Skyline Bookbinder Premises, Vincent Lane, Dorking, Surrey RH4 3HG**

## FOR SALE

- Excellent covenant.
- Reversionary rent.
- Good trading position.

Regulated by RICS



**RICS**

**TELEPHONE 01372 360190**

Agency • Investment • Development • Asset Management • Landlord & Tenant

323 Kingston Road Leatherhead Surrey KT22 7TU

F 01372360211

E leatherhead@hurstwarne.co.uk



**Location**

The premises are located in Vincent Lane, Dorking close to the town centre and with direct access to both the A24 and A25, and approximately 5 miles from Junction 9 of the M25 (via A24). Dorking town centre is within a 5 minute walk and its mainline station provides frequent services to London Bridge, Victoria and Waterloo (approximately 45 minutes).

**Description**

The premises comprise a single storey workshop of steel truss framework with mainly rendered block elevations under a fully lined pitched roof.

The premises have the benefit of a concrete yard/parking area to the front of the premises, with side access to a rear yard/storage area.

**Amenities**

- 2 loading doors.
- 3.7 metre eaves height.
- Rezinor gas fired heaters.
- Fluorescent lighting.
- Offices to the front.
- Good on site car parking
- 2 phase power.
- Kitchen.
- Male and female WCs.

**Accommodation**

Workshop	8,995 sq ft	
Mezzanine	492 sq ft	
<b>Total</b>	<b>9,487 sq ft</b>	Site Area approximately 0.45 acres

**Tenure**

The premises are available on a freehold basis subject to the following tenancy.

Tenant: Henry Ling Ltd  
 Company Registered No: 224715  
 Terms: The premises are let for a term of 5 years on a fully repairing basis from 4th April 2010 at the following rental levels:  
 Year 1 - £53,500 per annum  
 Year 2 - £55,000 per annum  
 Year 3 - £56,500 per annum  
 Year 4 - £58,000 per annum  
 Year 5 - £59,500 per annum

**Price** £850,000 plus VAT.

This will show a purchaser an equivalent yield of 6.28% after allowing for purchasers costs of 5.75%. The premises are currently let at a rental of £5.63 per sq ft rising to £6.26 per sq ft in year 5. We believe the current rental value of the premises is in the region of £7.50 per sq ft gross internal, and therefore offering excellent rental growth in the future. The tenant Henry Ling Ltd scores A (confidence) on the Experian Credit website, with pre-tax profits of £587,000, £563,000 and £492,000 for the last 3 years. The ultimate holding company is Dorset Press Ltd.

**Legal Costs**

Each party to be responsible for their own legal costs.

**Viewing & Further Information**

Strictly by appointment through the sole selling agents:  
 Maurice Johnson  
[maurice@hurstwarne.co.uk](mailto:maurice@hurstwarne.co.uk)  
 01372 360190

For information relating to an Energy Performance Certificate (EPC) for this property, please see the relevant property page on our website [www.hurstwarne.co.uk](http://www.hurstwarne.co.uk)

8586\_HW\_LHEAD/RH4 3HG/07.10

www.hurstwarne.co.uk

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

**Our Leatherhead, Fleet & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25**

323 Kingston Road, Leatherhead,  
 Surrey KT22 7TU  
 T 01372 360190 F 01372 360211  
 E [leatherhead@hurstwarne.co.uk](mailto:leatherhead@hurstwarne.co.uk)

161 Fleet Road, Fleet,  
 Hampshire GU51 3PD  
 T 01252 816061 F 01252 816062  
 E [fleet@hurstwarne.co.uk](mailto:fleet@hurstwarne.co.uk)

Abbey House, 25 Clarendon Road,  
 Redhill, Surrey RH1 1QZ  
 T 01737 852222 F 01737 852101  
 E [redhill@hurstwarne.co.uk](mailto:redhill@hurstwarne.co.uk)